HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2013

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Home Market

Winnipeg Housing Starts Moderate in January

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 189 units in January 2013, down 46 per cent from 348 in January 2012. The decrease occurred in both the single-detached and multi-family sectors.

Single-detached builders began construction on 107 units in January, 21 per cent fewer than the 136 initiated in January 2012. Nonetheless, as a result of elevated levels of starts in 2012, the number of single-detached homes under construction at the end of January remained elevated at 1,272 units, an increase of 20 per cent over the previous year.

Figure 1

Source: CMHC

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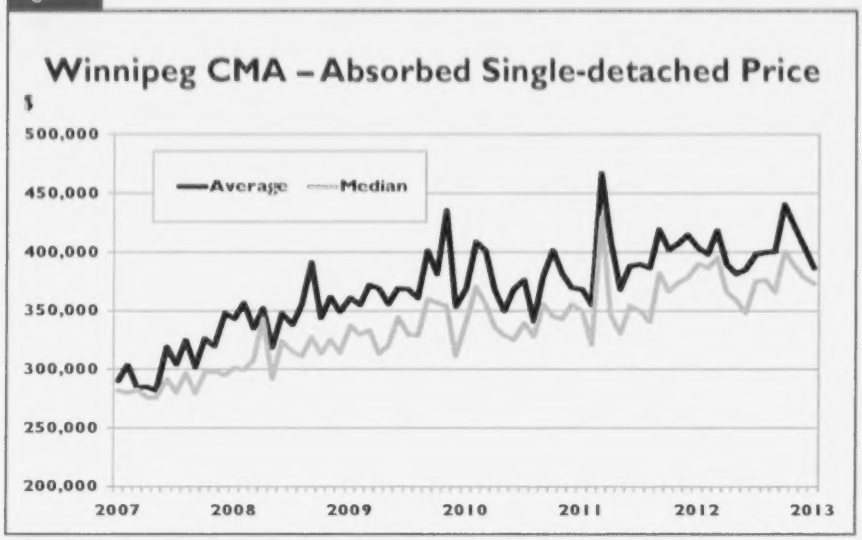
Figure 2



Source: CMHC

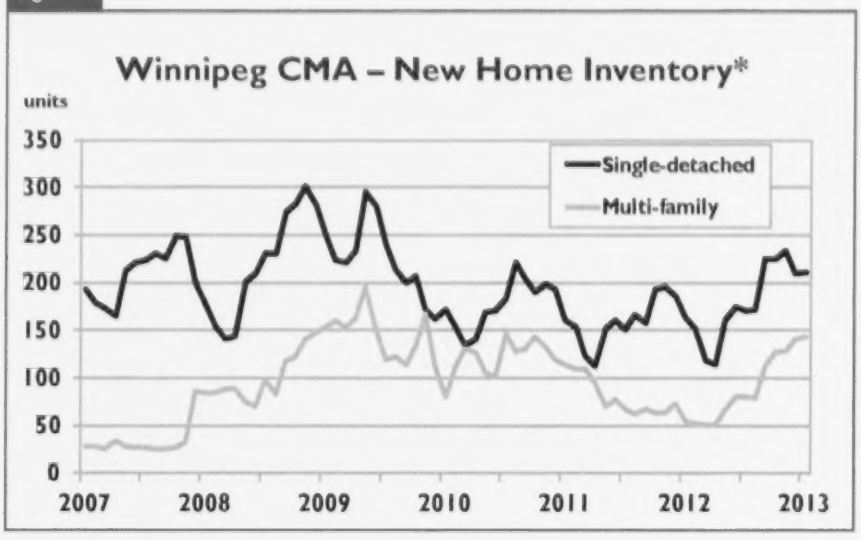
Meanwhile, there were 54 single-detached homes completed in January, 26 per cent fewer than during January 2012. There were 53 single-detached homes absorbed in January, 44 per cent fewer than the 94 absorbed one year prior. With completions almost matching absorptions, the inventory of completed and unoccupied single-detached homes at the end of January was virtually unchanged from the previous month at 211 units. That said, inventories were 29 per cent higher than at the end of January 2012 and 10 per cent higher than the five-year average of 191 homes. Total supply, which includes the number of units under construction, stood at 1,483 units at the end of January, 21 per cent more than one year earlier. At the current 12-month average rate of absorption, this represents 10 months of supply.

The average price of a new single-detached home absorbed in the Winnipeg CMA in January 2013 was $386,415, down 4.1 per cent from January 2012. The market share of homes priced above $450,000 decreased from 29 per cent in January 2012 to 18 per cent in January 2013, contributing to the decline in the overall average. At $373,354 in January, the median price saw a similar year-over-year decrease of 4.3 per cent.

The multi-family sector, which includes semi-detached units, rows, and apartments, saw 82 units break ground in January 2013, down 61 per cent from the 212 units started one year earlier. Apartment construction tends to fluctuate more on any given month depending on the size of the projects started. As such, changes in monthly apartment construction do not always represent a change in market conditions. The majority of these starts, at 72 units, were for the rental market where low vacancy rates continue to spur new construction. The remaining 10 units were low-density semi-detached and row units destined for the ownership market, a housing form that has seen increased construction in recent years as it is becoming more popular among new home buyers looking for an alternative to a single-detached home or an apartment.

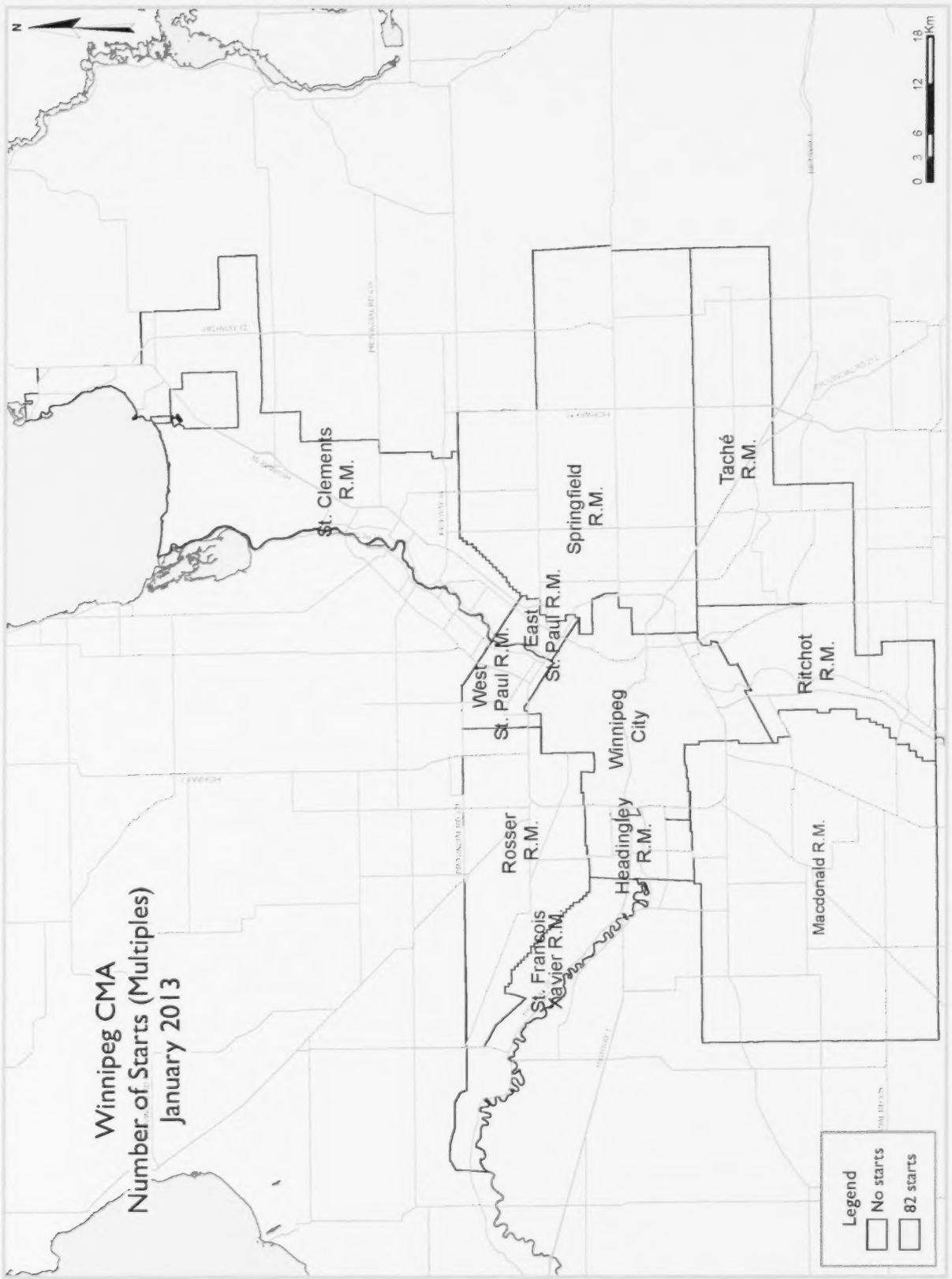
The number of multi-family units under construction at the end of January 2013 was 1,890, an increase of 35 per cent compared to the 1,401 units under construction in the same period in 2012. There were 56 multi-family units completed in January, 35 per cent fewer than in January 2012. Meanwhile, 53 multi-family units in the ownership market were absorbed

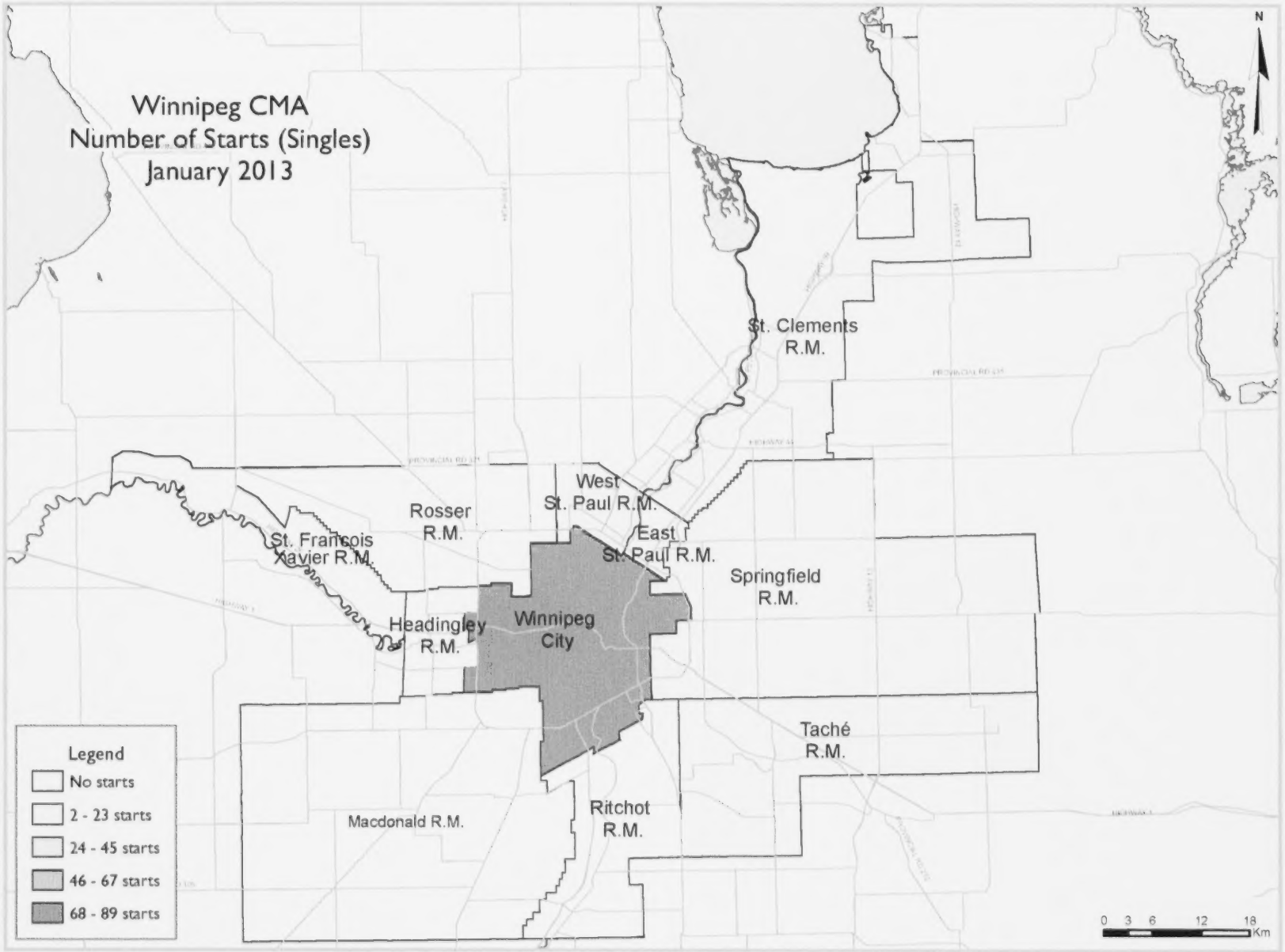
Figure 3

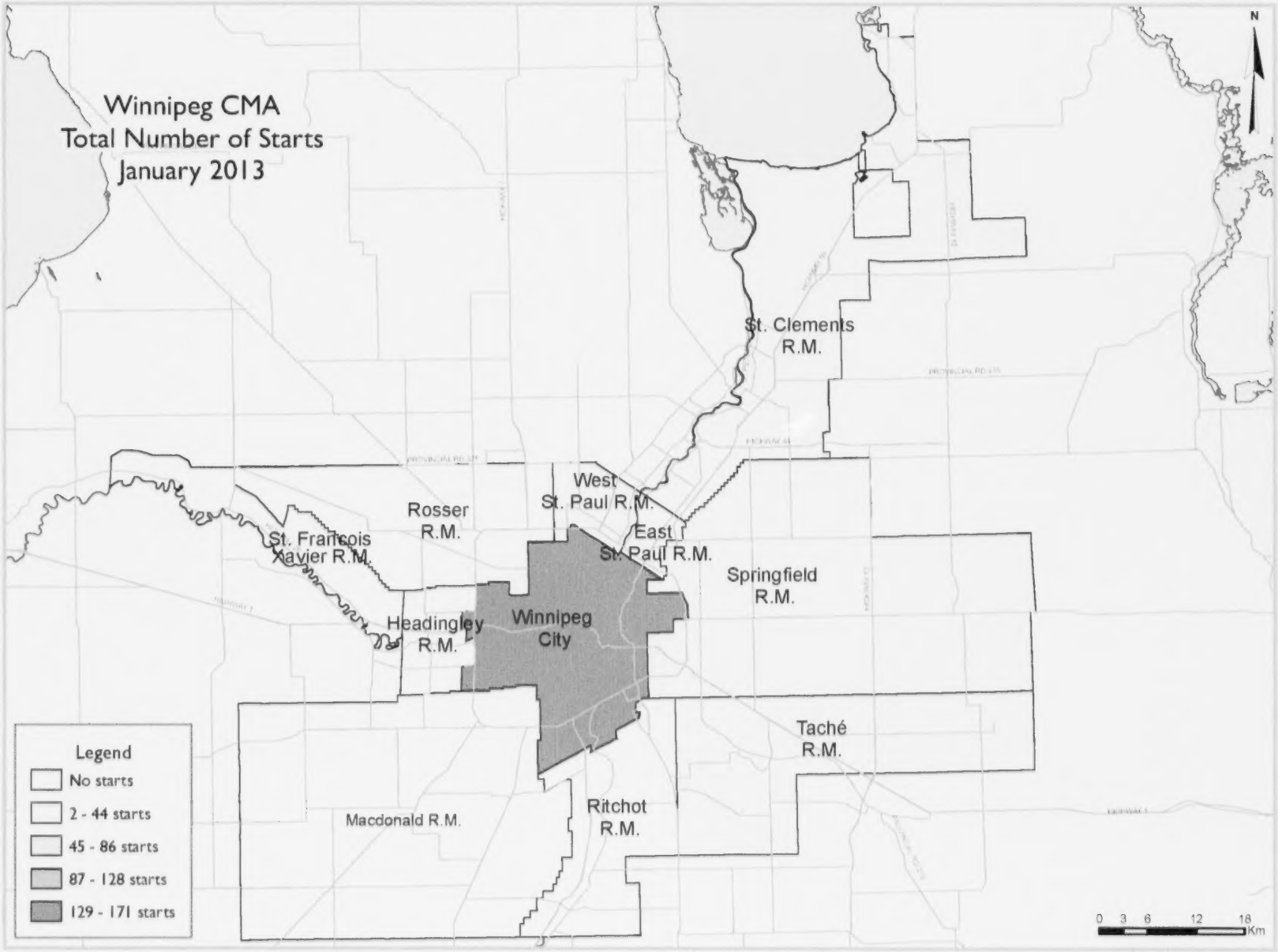


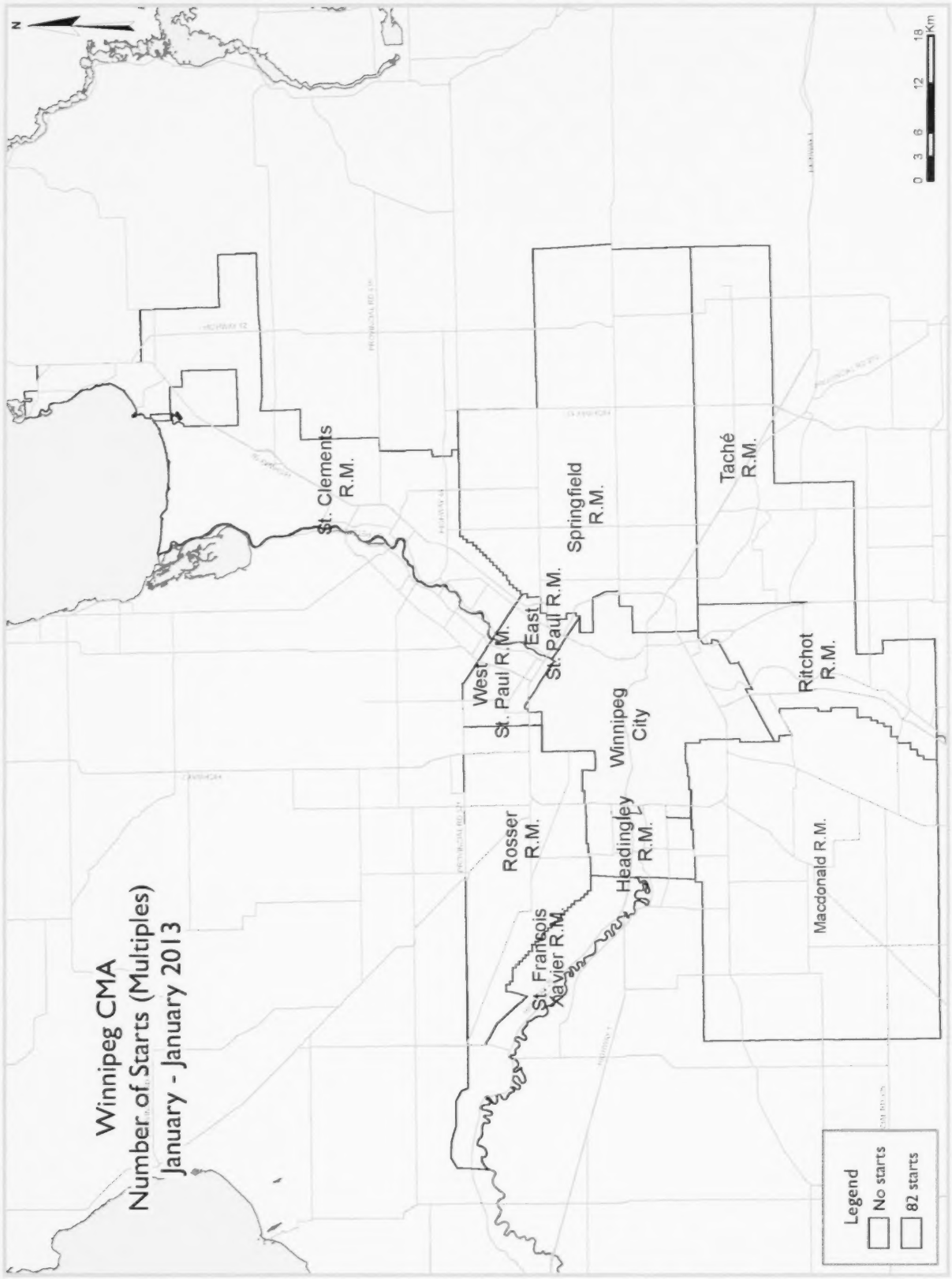
Source: CMHC (*excludes rental)

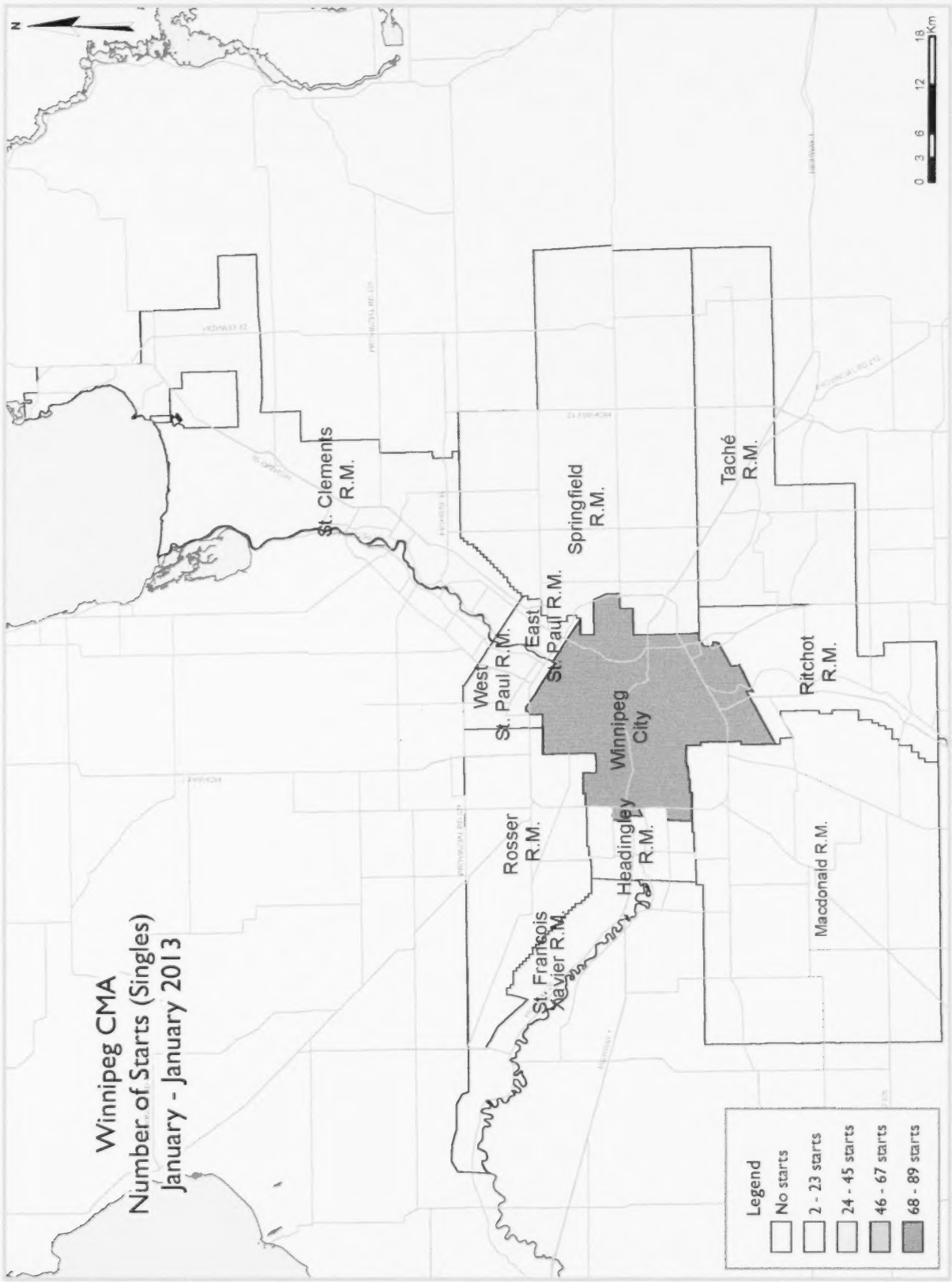
in January 2013, a decrease of 45 per cent from the 97 units absorbed one year earlier. This brought the inventory of multi-family units for ownership tenure at the end of January 2013 to 144 units, more than double the 55 units in inventory at the end of January 2012.


Winnipeg CMA
Number of Starts (Multiples)
January 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Ritchot R.M.
Winnipeg City
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
82 starts


Winnipeg CMA
Number of Starts (Singles)
January 2013
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
2 - 23 starts
24 - 45 starts
46 - 67 starts
68 - 89 starts
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
January 2013
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
St. Paul R.M.
Springfield
R.M.
Headingley
R.M.
Winnipeg
City
Taché
R.M.
Macdonald R.M.
Ritchot
R.M.
Legend
No starts
2 - 44 starts
45 - 86 starts
87 - 128 starts
129 - 171 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Multiples)
January - January 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
82 starts


Winnipeg CMA
Number of Starts (Singles)
January - January 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
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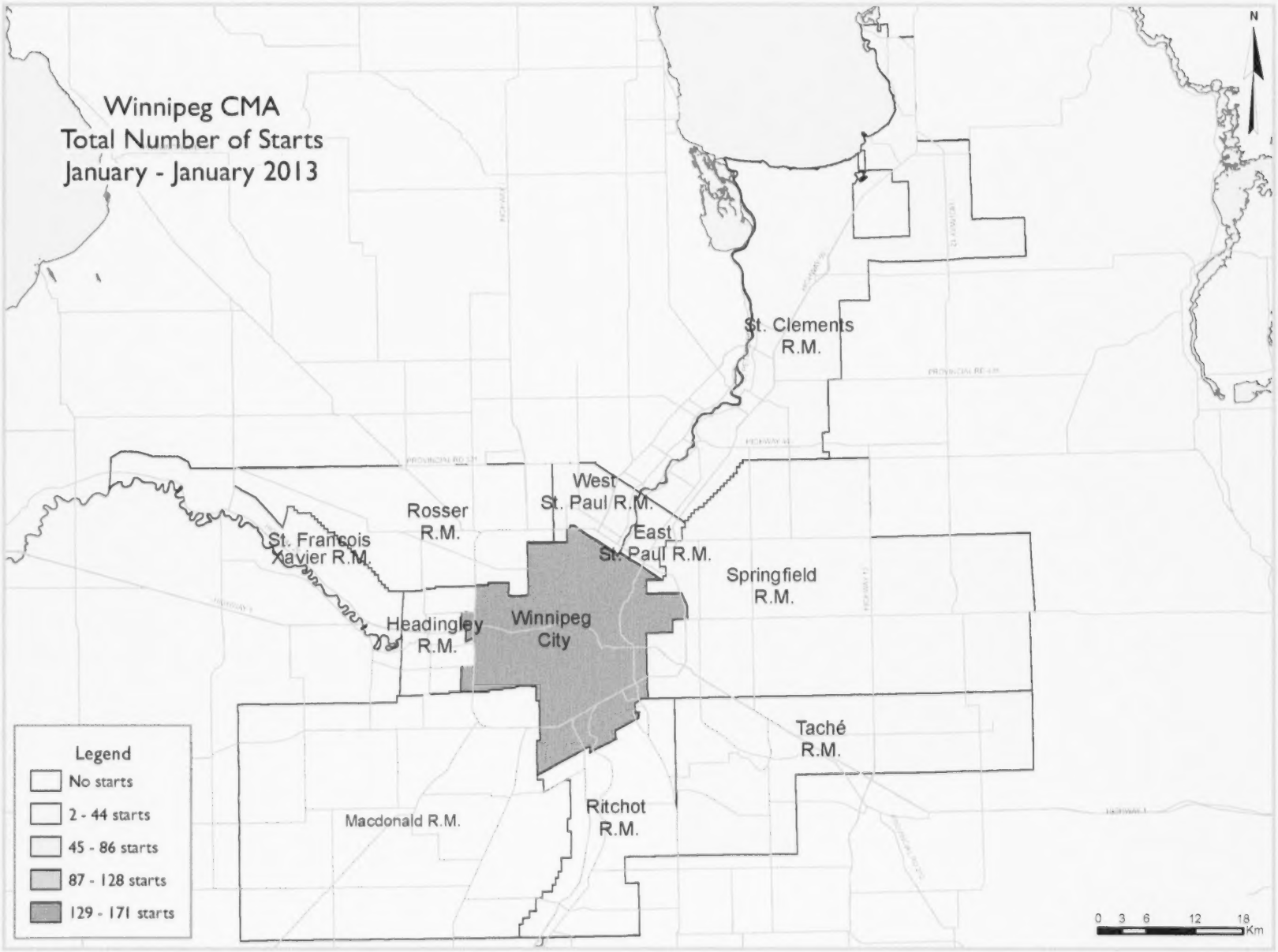
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 23 starts
24 - 45 starts
46 - 67 starts
68 - 89 starts


Winnipeg CMA
Total Number of Starts
January - January 2013
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
2 - 44 starts
45 - 86 starts
87 - 128 starts
129 - 171 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2013	105	4	0	2	6	0	0	72	189
January 2012	136	4	0	0	55	56	0	97	348
% Change	-22.8	0.0	n/a	n/a	-89.1	-100.0	n/a	-25.8	-45.7
Year-to-date 2013	105	4	0	2	6	0	0	72	189
Year-to-date 2012	136	4	0	0	55	56	0	97	348
% Change	-22.8	0.0	n/a	n/a	-89.1	-100.0	n/a	-25.8	-45.7
UNDER CONSTRUCTION									
January 2013	1,265	44	3	7	142	785	0	916	3,162
January 2012	1,055	12	0	9	167	371	67	784	2,465
% Change	19.9	**	n/a	-22.2	-15.0	111.6	-100.0	16.8	28.3
COMPLETIONS									
January 2013	53	2	0	1	0	54	0	0	110
January 2012	71	0	0	2	2	76	8	0	159
% Change	-25.4	n/a	n/a	-50.0	-100.0	-28.9	-100.0	n/a	-30.8
Year-to-date 2013	53	2	0	1	0	54	0	0	110
Year-to-date 2012	71	0	0	2	2	76	8	0	159
% Change	-25.4	n/a	n/a	-50.0	-100.0	-28.9	-100.0	n/a	-30.8
COMPLETED & NOT ABSORBED									
January 2013	206	2	0	5	38	104	n/a	n/a	355
January 2012	151	5	0	12	7	43	n/a	n/a	218
% Change	36.4	-60.0	n/a	-58.3	**	141.9	n/a	n/a	62.8
ABSORBED									
January 2013	52	2	0	1	0	51	n/a	n/a	106
January 2012	92	2	0	2	5	90	n/a	n/a	191
% Change	-43.5	0.0	n/a	-50.0	-100.0	-43.3	n/a	n/a	-44.5
Year-to-date 2013	52	2	0	1	0	51	n/a	n/a	106
Year-to-date 2012	92	2	0	2	5	90	n/a	n/a	191
% Change	-43.5	0.0	n/a	-50.0	-100.0	-43.3	n/a	n/a	-44.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
January 2013	89	4	0	0	6	0	0	72	171
January 2012	105	4	0	0	55	56	0	97	317
East St. Paul R.M.									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	1	0	0	0	0	0	0	0	1
Headingley R.M.									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	6	0	0	0	0	0	0	0	6
MacDonald R.M.									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Rosser R.M.									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
January 2013	2	0	0	0	0	0	0	0	2
January 2012	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	1	0	0	0	0	0	0	0	1
Springfield R.M.									
January 2013	7	0	0	2	0	0	0	0	9
January 2012	15	0	0	0	0	0	0	0	15
Tache R.M.									
January 2013	4	0	0	0	0	0	0	0	4
January 2012	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
January 2013	3	0	0	0	0	0	0	0	3
January 2012	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
January 2013	105	4	0	2	6	0	0	72	189
January 2012	136	4	0	0	55	56	0	97	348

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
January 2013	978	38	3	0	142	733	0	916	2,810
January 2012	821	12	0	0	167	341	53	748	2,142
East St. Paul R.M.									
January 2013	14	0	0	2	0	0	0	0	16
January 2012	7	0	0	2	0	0	0	0	9
Headingley R.M.									
January 2013	38	0	0	0	0	0	0	0	38
January 2012	12	0	0	0	0	0	0	36	48
MacDonald R.M.									
January 2013	26	0	0	0	0	0	0	0	26
January 2012	22	0	0	0	0	0	0	0	22
Ritchot R.M.									
January 2013	35	4	0	0	0	28	0	0	67
January 2012	21	0	0	0	0	0	0	0	21
Rosser R.M.									
January 2013	2	0	0	0	0	0	0	0	2
January 2012	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
January 2013	39	0	0	0	0	0	0	0	39
January 2012	45	0	0	0	0	30	0	0	75
St. Francois Xavier R.M.									
January 2013	8	0	0	0	0	0	0	0	8
January 2012	1	0	0	0	0	0	0	0	1
Springfield R.M.									
January 2013	61	2	0	5	0	0	0	0	68
January 2012	65	0	0	7	0	0	0	0	72
Tache R.M.									
January 2013	34	0	0	0	0	24	0	0	58
January 2012	38	0	0	0	0	0	14	0	52
West St. Paul R.M.									
January 2013	30	0	0	0	0	0	0	0	30
January 2012	22	0	0	0	0	0	0	0	22
Winnipeg CMA									
January 2013	1,265	44	3	7	142	785	0	916	3,162
January 2012	1,055	12	0	9	167	371	67	784	2,465

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
January 2013	39	2	0	0	0	54	0	0	95
January 2012	55	0	0	0	2	76	8	0	141
East St. Paul R.M.									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Headingley R.M.									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	2	0	0	0	0	0	0	0	2
Macdonald R.M.									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	3	0	0	0	0	0	0	0	3
Rosser R.M.									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
January 2013	2	0	0	0	0	0	0	0	2
January 2012	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Springfield R.M.									
January 2013	6	0	0	1	0	0	0	0	7
January 2012	5	0	0	2	0	0	0	0	7
Tache R.M.									
January 2013	6	0	0	0	0	0	0	0	6
January 2012	1	0	0	0	0	0	0	0	1
West St. Paul R.M.									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
January 2013	53	2	0	1	0	54	0	0	110
January 2012	71	0	0	2	2	76	8	0	159

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
January 2013	161	2	0	0	32	79	n/a	n/a	274
January 2012	130	4	0	0	6	41	n/a	n/a	181
East St. Paul R.M.									
January 2013	0	0	0	1	0	0	n/a	n/a	1
January 2012	0	0	0	5	0	0	n/a	n/a	5
Headingley R.M.									
January 2013	1	0	0	0	0	0	n/a	n/a	1
January 2012	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
January 2013	11	0	0	0	0	0	n/a	n/a	11
January 2012	3	0	0	0	0	0	n/a	n/a	3
Ritchot R.M.									
January 2013	5	0	0	0	6	3	n/a	n/a	14
January 2012	5	1	0	0	0	0	n/a	n/a	6
Rosser R.M.									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
January 2013	1	0	0	0	0	20	n/a	n/a	21
January 2012	2	0	0	0	0	1	n/a	n/a	3
St. Francois Xavier R.M.									
January 2013	1	0	0	0	0	0	n/a	n/a	1
January 2012	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
January 2013	25	0	0	4	0	0	n/a	n/a	29
January 2012	10	0	0	7	0	0	n/a	n/a	17
Tache R.M.									
January 2013	0	0	0	0	0	2	n/a	n/a	2
January 2012	1	0	0	0	1	1	n/a	n/a	3
West St. Paul R.M.									
January 2013	1	0	0	0	0	0	n/a	n/a	1
January 2012	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
January 2013	206	2	0	5	38	104	n/a	n/a	355
January 2012	151	5	0	12	7	43	n/a	n/a	218

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
January 2013	33	2	0	0	0	35	n/a	n/a	70
January 2012	74	2	0	0	5	89	n/a	n/a	170
East St. Paul R.M.									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	1	0	0	0	0	0	n/a	n/a	1
Headingley R.M.									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	5	0	0	0	0	0	n/a	n/a	5
Ritchot R.M.									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	1	0	0	0	0	0	n/a	n/a	1
Rosser R.M.									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	1	0	0	0	0	0	n/a	n/a	1
St. Clements R.M.									
January 2013	2	0	0	0	0	0	n/a	n/a	2
January 2012	1	0	0	0	0	0	n/a	n/a	1
St. Francois Xavier R.M.									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
January 2013	10	0	0	1	0	0	n/a	n/a	11
January 2012	6	0	0	2	0	0	n/a	n/a	8
Tache R.M.									
January 2013	7	0	0	0	0	16	n/a	n/a	23
January 2012	1	0	0	0	0	1	n/a	n/a	2
West St. Paul R.M.									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
January 2013	52	2	0	1	0	51	n/a	n/a	106
January 2012	92	2	0	2	5	90	n/a	n/a	191

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	% Change
Winnipeg City	89	105	4	14	6	45	72	153	171	317	-46.1
East St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Headingley R.M.	0	6	0	0	0	0	0	0	0	6	-100.0
MacDonald R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Ritchot R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	9	15	0	0	0	0	0	0	9	15	-40.0
Tache R.M.	4	2	0	0	0	0	0	0	4	2	100.0
West St. Paul R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Winnipeg CMA	107	136	4	14	6	45	72	153	189	348	-45.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Winnipeg City	89	105	4	14	6	45	72	153	171	317	-46.1
East St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Headingley R.M.	0	6	0	0	0	0	0	0	0	6	-100.0
MacDonald R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Ritchot R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	9	15	0	0	0	0	0	0	9	15	-40.0
Tache R.M.	4	2	0	0	0	0	0	0	4	2	100.0
West St. Paul R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Winnipeg CMA	107	136	4	14	6	45	72	153	189	348	-45.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Winnipeg City	6	45	0	0	0	56	72	97
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	6	45	0	0	0	56	72	97

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	6	45	0	0	0	56	72	97
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	6	45	0	0	0	56	72	97

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Winnipeg City	93	109	6	111	72	97	171	317
East St. Paul R.M.	0	1	0	0	0	0	0	1
Headingley R.M.	0	6	0	0	0	0	0	6
MacDonald R.M.	0	1	0	0	0	0	0	1
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	2	4	0	0	0	0	2	4
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	7	15	2	0	0	0	9	15
Tache R.M.	4	2	0	0	0	0	4	2
West St. Paul R.M.	3	0	0	0	0	0	3	0
Winnipeg CMA	109	140	8	111	72	97	189	348

Table 2.5: Starts by Submarket and by Intended Market
January - January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	93	109	6	111	72	97	171	317
East St. Paul R.M.	0	1	0	0	0	0	0	1
Headingley R.M.	0	6	0	0	0	0	0	6
MacDonald R.M.	0	1	0	0	0	0	0	1
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	2	4	0	0	0	0	2	4
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	7	15	2	0	0	0	9	15
Tache R.M.	4	2	0	0	0	0	4	2
West St. Paul R.M.	3	0	0	0	0	0	3	0
Winnipeg CMA	109	140	8	111	72	97	189	348

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	% Change
Winnipeg City	39	55	2	2	0	8	54	76	95	141	-32.6
East St. Paul R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Headingley R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
MacDonald R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Ritchot R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	7	7	0	0	0	0	0	0	7	7	0.0
Tache R.M.	6	1	0	0	0	0	0	0	6	1	**
West St. Paul R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	54	73	2	2	0	8	54	76	110	159	-30.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Winnipeg City	39	55	2	2	0	8	54	76	95	141	-32.6
East St. Paul R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Headingley R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
MacDonald R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Ritchot R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	7	7	0	0	0	0	0	0	7	7	0.0
Tache R.M.	6	1	0	0	0	0	0	0	6	1	**
West St. Paul R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	54	73	2	2	0	8	54	76	110	159	-30.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Winnipeg City	0	0	0	8	54	76	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	0	0	8	54	76	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	0	0	0	8	54	76	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	0	0	8	54	76	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Winnipeg City	41	55	54	78	0	8	95	141
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	2	0	0	0	0	0	2
MacDonald R.M.	0	3	0	0	0	0	0	3
Ritchot R.M.	0	3	0	0	0	0	0	3
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	2	1	0	0	0	0	2	1
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	5	1	2	0	0	7	7
Tache R.M.	6	1	0	0	0	0	6	1
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	55	71	55	80	0	8	110	159

Table 3.5: Completions by Submarket and by Intended Market
January - January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	41	55	54	78	0	8	95	141
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	2	0	0	0	0	0	2
MacDonald R.M.	0	3	0	0	0	0	0	3
Ritchot R.M.	0	3	0	0	0	0	0	3
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	2	1	0	0	0	0	2	1
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	5	1	2	0	0	7	7
Tache R.M.	6	1	0	0	0	0	6	1
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	55	71	55	80	0	8	110	159

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
January 2013	3	9.4	7	21.9	9	28.1	8	25.0	5	15.6	32	378,598	387,647
January 2012	17	26.6	10	15.6	9	14.1	10	15.6	18	28.1	64	381,343	400,533
Year-to-date 2013	3	9.4	7	21.9	9	28.1	8	25.0	5	15.6	32	378,598	387,647
Year-to-date 2012	17	26.6	10	15.6	9	14.1	10	15.6	18	28.1	64	381,343	400,533
East St. Paul R.M.													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Headingley R.M.													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
MacDonald R.M.													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	0.0	1	20.0	1	20.0	0	0.0	3	60.0	5	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	20.0	1	20.0	0	0.0	3	60.0	5	--	--
Ritchot R.M.													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Rosser R.M.													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Francois Xavier R.M.													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
January 2013	1	16.7	3	50.0	0	0.0	0	0.0	2	33.3	6	--	--
January 2012	1	14.3	0	0.0	2	28.6	3	42.9	1	14.3	7	--	--
Year-to-date 2013	1	16.7	3	50.0	0	0.0	0	0.0	2	33.3	6	--	--
Year-to-date 2012	1	14.3	0	0.0	2	28.6	3	42.9	1	14.3	7	--	--
Tache R.M.													
January 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
January 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
West St. Paul R.M.													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Winnipeg CMA													
January 2013	4	10.3	10	25.6	10	25.6	8	20.5	7	17.9	39	373,354	386,415
January 2012	18	22.5	12	15.0	13	16.3	14	17.5	23	28.8	80	389,950	402,930
Year-to-date 2013	4	10.3	10	25.6	10	25.6	8	20.5	7	17.9	39	373,354	386,415
Year-to-date 2012	18	22.5	12	15.0	13	16.3	14	17.5	23	28.8	80	389,950	402,930

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2013

Submarket	Jan 2013	Jan 2012	% Change	YTD 2013	YTD 2012	% Change
Winnipeg City	387,647	400,533	-3.2	387,647	400,533	-3.2
East St. Paul R.M.	--	--	n/a	--	--	n/a
Headingley R.M.	--	--	n/a	--	--	n/a
MacDonald R.M.	--	--	n/a	--	--	n/a
Ritchot R.M.	--	--	n/a	--	--	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	--	--	n/a
Tache R.M.	--	--	n/a	--	--	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	386,415	402,930	-4.1	386,415	402,930	-4.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
January 2013

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2012	January	516	-1.7	1,003	942	1,286	78.0	237,832	3.5	243,665
	February	731	0.1	1,010	1,150	1,394	72.5	250,754	9.9	256,354
	March	1,029	-7.5	997	1,482	1,410	70.7	247,459	2.3	248,326
	April	1,250	14.6	1,067	1,885	1,401	76.2	261,263	8.6	248,823
	May	1,499	9.7	1,011	1,977	1,338	75.6	266,379	7.2	255,453
	June	1,396	-4.5	1,014	1,786	1,415	71.7	257,095	5.4	252,969
	July	1,150	-2.5	969	1,493	1,299	74.6	249,175	4.6	245,260
	August	1,152	-4.4	1,000	1,590	1,420	70.4	248,301	5.1	252,308
	September	973	-14.4	1,001	1,506	1,446	69.2	248,750	4.8	256,042
	October	1,042	3.1	996	1,367	1,402	71.0	259,434	6.1	263,536
	November	793	-3.5	998	945	1,406	71.0	263,786	11.7	270,671
	December	563	-14.3	1,027	549	1,458	70.4	257,719	-4.2	267,420
2013	January	565	9.5	1,048	998	1,379	76.0	248,720	4.6	259,863
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	2,276	-3.8		3,574			246,334	4.8	
	Q1 2013	n/a			n/a			n/a		
	YTD 2012	516	-1.7		942			237,833	3.5	
	YTD 2013	565	9.5		998			248,720	4.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
January 2013

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	126.4	118.6	414	5.8	70.0	789
	February	595	3.20	5.24	126.9	118.7	416	5.8	70.2	784
	March	595	3.20	5.24	127.8	119.2	417	5.7	70.3	780
	April	607	3.20	5.44	128.1	120.0	419	5.6	70.4	777
	May	601	3.20	5.34	128.3	120.4	420	5.4	70.3	781
	June	595	3.20	5.24	129.2	120.0	419	5.4	70.0	783
	July	595	3.10	5.24	129.5	119.9	416	5.5	69.6	791
	August	595	3.10	5.24	129.7	120.2	415	5.7	69.5	795
	September	595	3.10	5.24	130.4	120.6	416	5.6	69.5	797
	October	595	3.10	5.24	131.0	120.9	416	5.5	69.4	800
	November	595	3.10	5.24	131.5	120.8	416	5.4	69.3	799
	December	595	3.00	5.24	132.6	119.9	416	5.5	69.3	798
2013	January	595	3.00	5.24		120.0	419	5.4	69.6	790
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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